



Eddie A. Perez
Mayor

One City, One Plan

POCD 2020

Hartford's Plan of Conservation
and Development

Hartford Planning & Zoning Commission

What is “One City, One Plan”?

- A shared vision for Hartford’s future
- A tool to guide policies and development
- The foundation for land use regulations
- The basis for Capital Improvement Projects
- A resource for information about all of Hartford’s plans



What are the plan's goals?

- Promote livable and sustainable neighborhoods
- Protect the City's natural and built environment
- Enhance mobility through transit, pedestrian and bicycle systems city-wide
- Advance downtown's role as the region's center for commerce, culture and city living
- Promote and encourage the integration of sustainable practices



Plan Priorities

- Jobs Development Related to Green & Sustainable Practices
- Revision of Zoning Regulations
- Multimodal Transit Facility/TIGER Plan
- Transportation Coordination Plan
- Walkability Plan
- Parks Maintenance
- Retail Marketing Taskforce
- Parking Strategy Related to Retail
- Schools and Municipal Facilities Plan
- Downtown Housing
- Green and Sustainable Practices
- Public Safety
- Historic Preservation
- “Complete” Neighborhoods



Progress To Date

1. Planning Division & Consultant created 1st Draft.
2. 5 Theme Panels held to introduce “One City, One Plan” and elicit feedback.
3. Met with NRZs to discuss priority projects and Generalized Land Use Map.
4. Created 2nd Draft incorporating public input
5. Created Action Agenda



Future Land Use Map

What is it for?

- Identifies the most appropriate locations for major land uses including:
 - Residential
 - Commercial
 - Mixed uses
 - Industrial
 - Institutional uses
 - Conservation and Open Space
- Forms the basis for Zoning regulations

Land Use:

Provides a conceptual understanding of desired type and intensity of future development.

Zoning:

Specifically regulates density, lot dimensions, setbacks, height, open space, parking and use.



A Note on Density

Definition: The concentration of dwelling units measured in units per acre.

Lot= 8,000 square feet (.184 acres)

Dwelling Units= 2

Density = 11 units/acre



Lot= 8,000 square feet (.184 acres)

Dwelling Units= 4

Density = 22 units/acre



Example 1: The property on the left is half as dense as the property on the right.



A Note on Density

- Density is difficult to perceive
- Perception of density is greatly influenced by:
 - Building type
 - Construction quality
 - The way in which parking is addressed



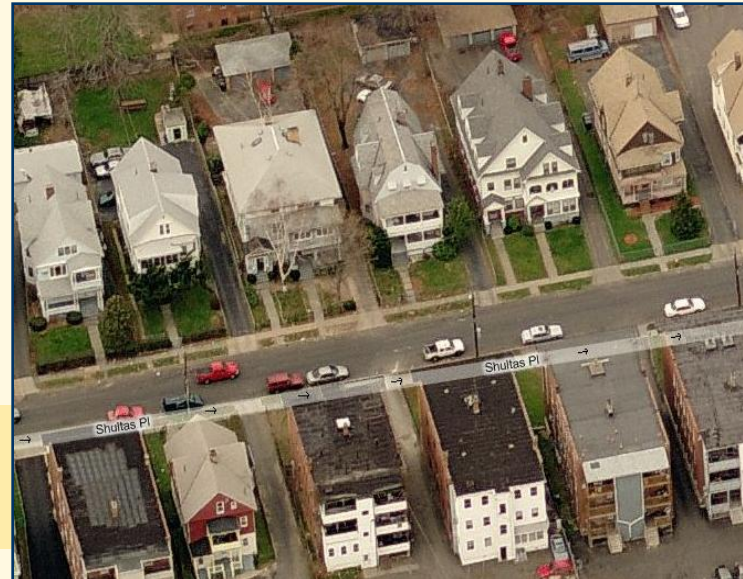
Example 2: This single-family property is 2.2 times more dense than this three-family property.



Future Land Use Map

Residential Use Categories:

- Low Density Residential (LDR)
 - 1 or 2 unit structures
- Medium Density Residential (MDR)
 - Up to 3 unit structures



Future Land Use Map

Residential Use Categories:

- Medium High Density Residential (MHDR)
 - 4-6 unit structures
- High Density Residential (HDR)
 - 6+ unit structures



Future Land Use Map

Mixed Use Categories:

- Neighborhood Business Mixed Use (NB)
 - Small to medium sized businesses
 - Frontage on major thoroughfares
 - Office, retail, restaurants, residential
 - Mixed side-by-side or stacked
- Commercial, Office, Residential Mixed Use (CORMU)
 - Larger scale developments
 - Adaptive reuse
 - Mixed side-by-side or stacked



Future Land Use Map

Mixed Use Categories:

- Central Business (CB)
 - Allows most types of commercial uses
 - Residential can be mixed or free-standing
 - Commercial parking permitted
- General Business (GB)
 - Commercial, retail & mixed uses
 - Regional shopping centers



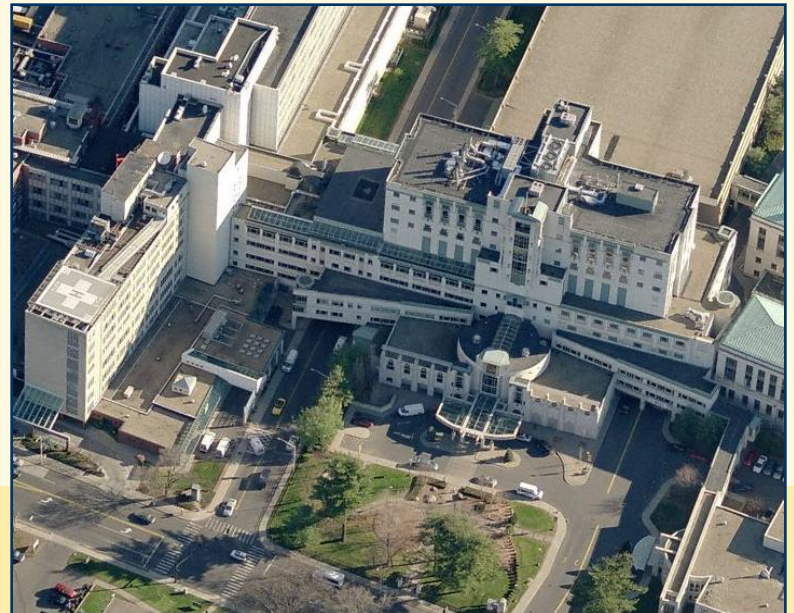
Future Land Use Map

Industrial Categories:

- General Industrial (I)
 - Light & heavy industrial uses

Institutional Categories:

- Education, Public Administration, Health Care and Other Institutional (EPUB)
 - Schools/school admin buildings, Government buildings, Hospitals, medical offices, churches, community centers
 - Stand-alone residential not permitted



Future Land Use Map

Park & Open Space Categories:

- Green Space/ Conservation/ Recreation (GREEN)
 - Parks, cemeteries, protected land, wetlands, and conservation corridors

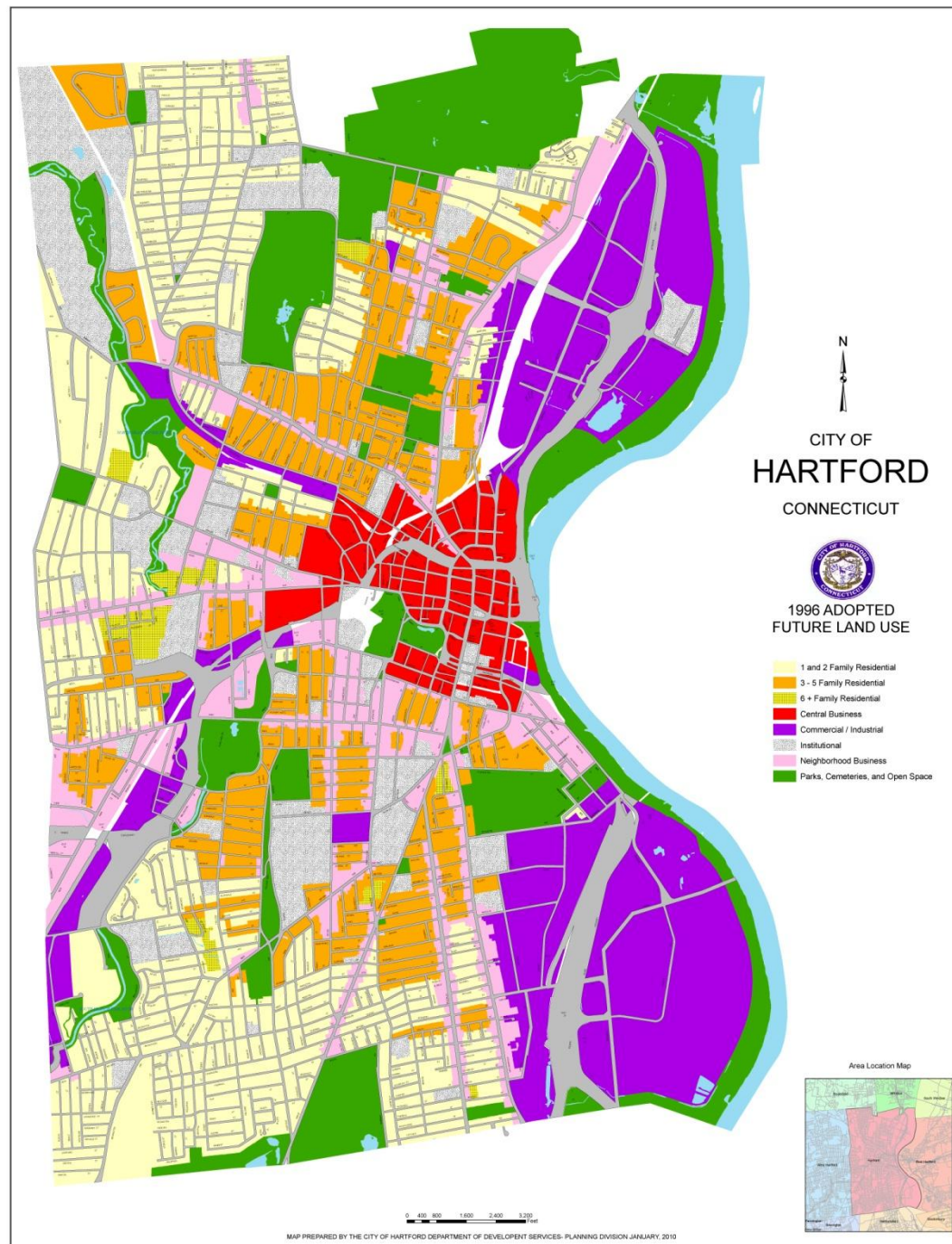


Right of Way (ROW)

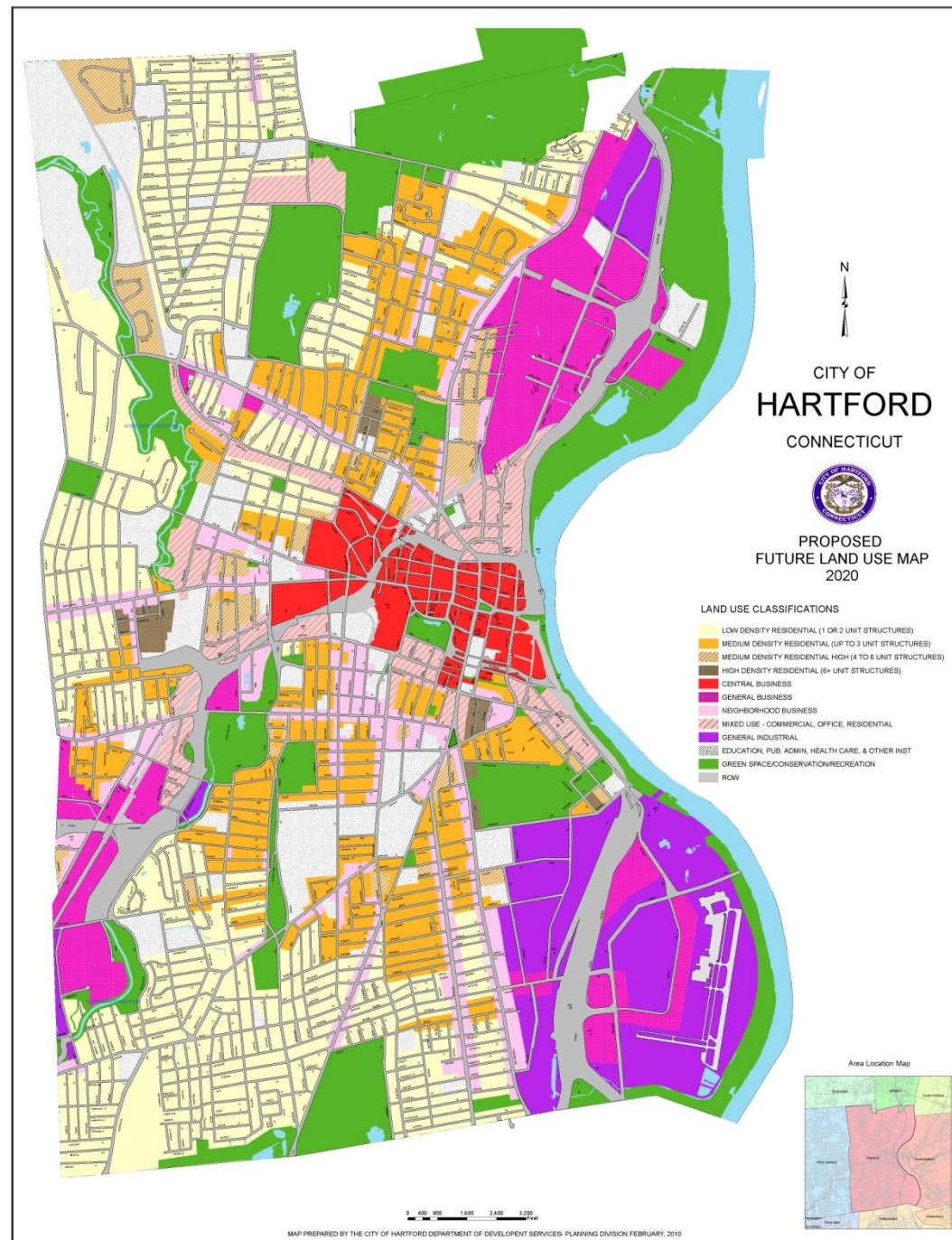
- Local roads, interstate highways, railroad corridors



Adopted Future Land Map (1996)



Proposed Future Land Use Map (2020)



Neighborhoods in “One City, One Plan”

- How are NRZ plans and other Neighborhood Plans incorporated into the POCD?
 - Action items included in “Neighborhoods” chapter
 - Action items included in “Action Agenda”
 - Capitol improvement projects illustrated on “Neighborhood Plan Improvements” map
 - Land use changes included in “Future Land Use” map

One City, One Plan

Neighborhoods

Chapter 13



KEY TOPICS

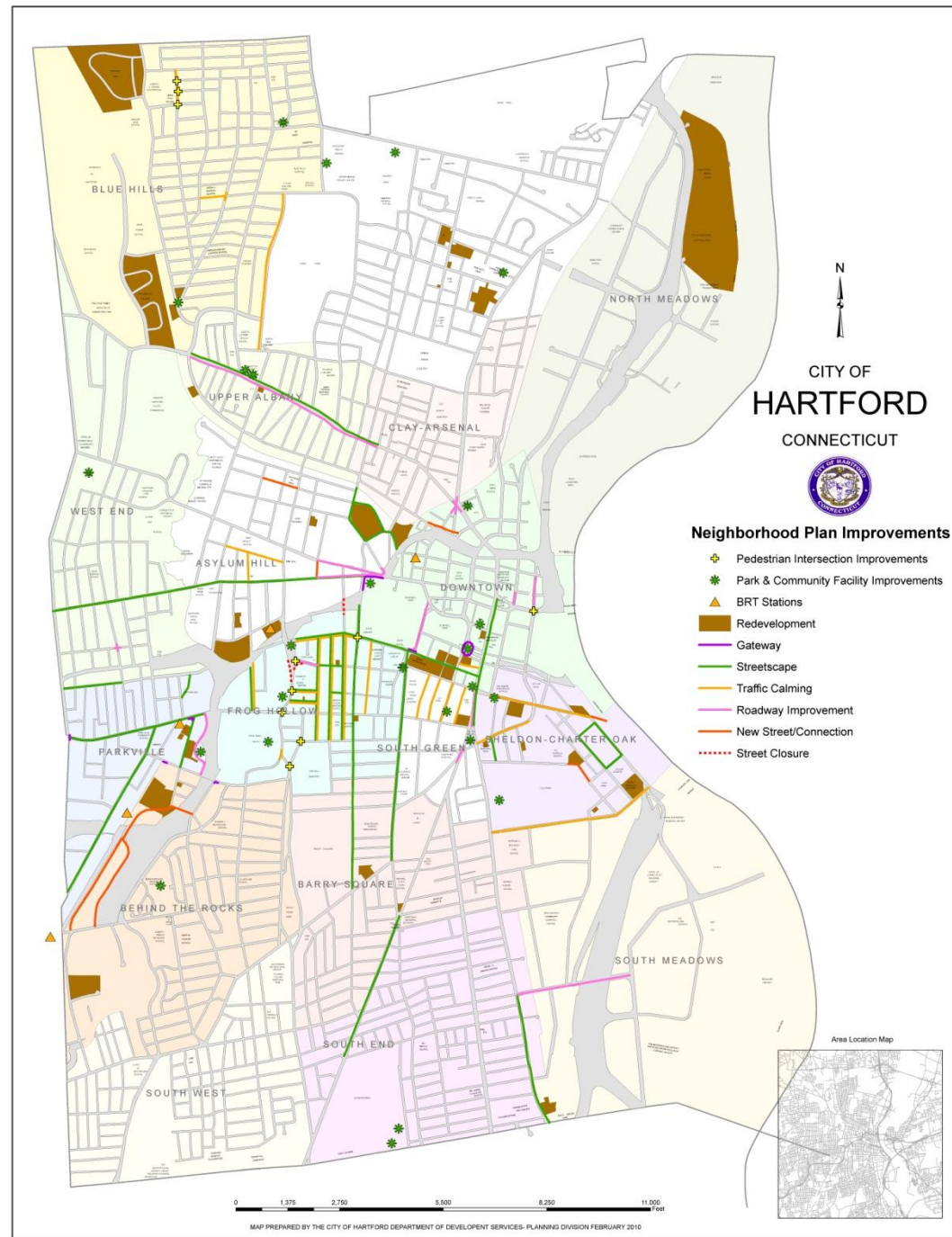
- Neighborhood Characteristics
- Neighborhood Revitalization Zones
- Neighborhood Plans:
 - Asylum Hill
 - Barry Square
 - Behind the Rocks
 - Blue Hills
 - Clay Arsenal
 - Frog Hollow
 - Northeast
 - Parkville
 - Sheldon/Charter Oak
 - South Downtown
 - South End
 - South Green
 - South West
 - Upper Albany
 - West End
 - North Meadows
 - South Meadows



DRAFT 2/1/10

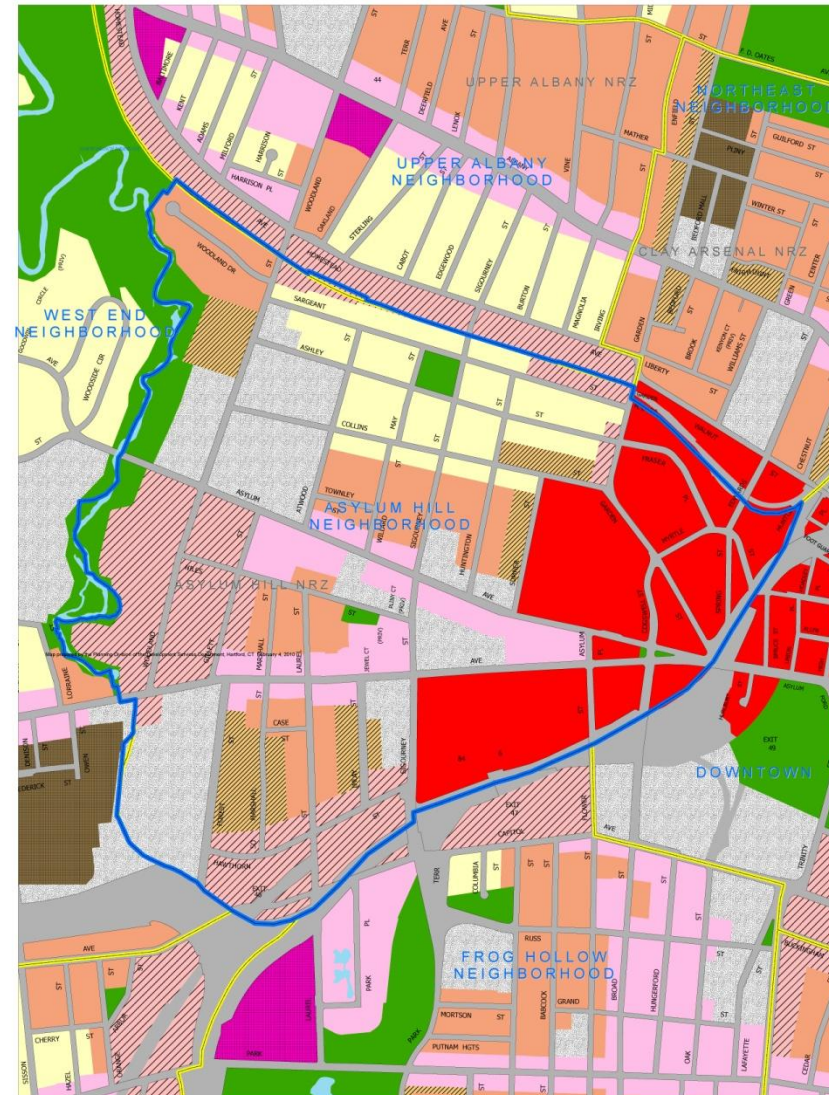


Neighborhood Plan Improvement Map



Asylum Hill

- Projects:
 - Complete the Farmington Avenue Streetscape
 - Create incentives to rehabilitate housing
 - Limit rooming houses, rehabilitation homes, transient lodging and related housing
 - Create a residential overlay to limit upward conversions
 - Make improvements to West Middle Elementary School
 - Implement the New Britain-Hartford Busway station
 - Complete the St Francis Hospital expansion
 - Construct a New Library



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PROPOSED FUTURE LAND USE 2020
ASYLUM HILL AREA

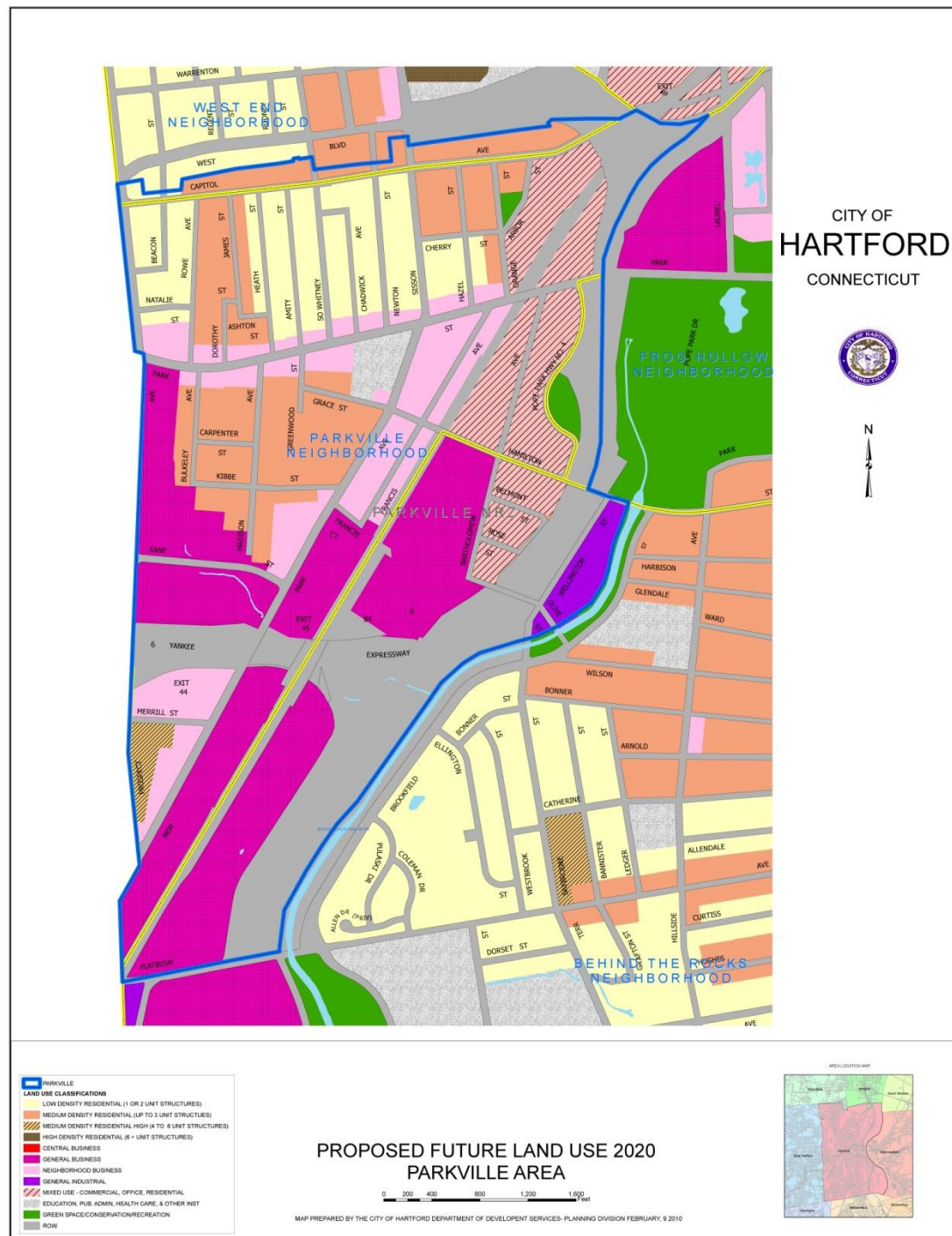
0 200 400 600 800 1,000 1,200 1,400 Feet

Map prepared by the Planning Division of the Department of Development Services, Hartford, CT February 9, 2010



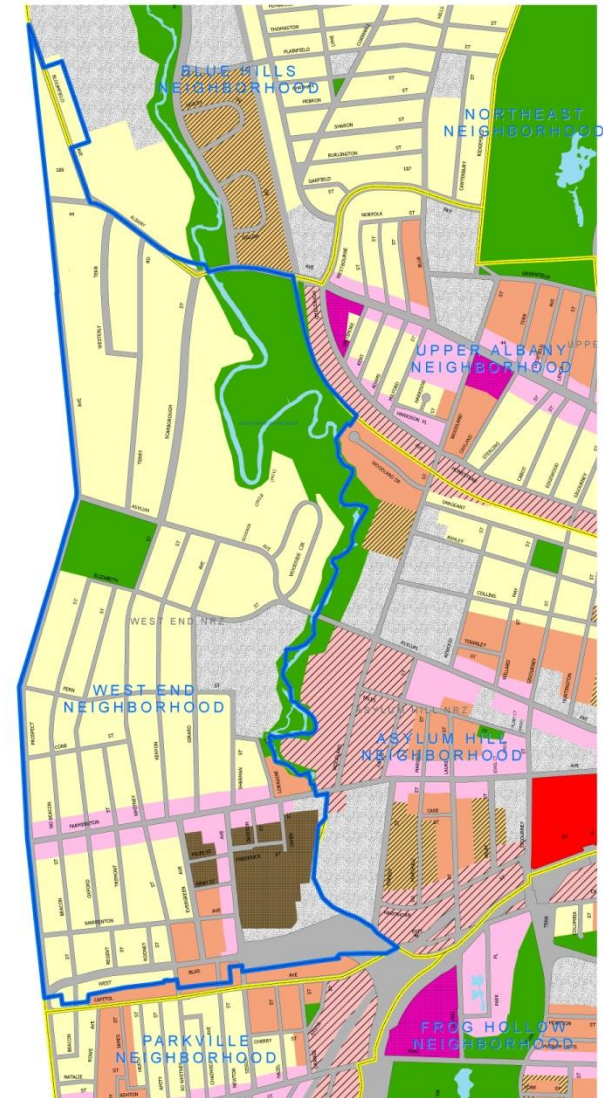
Parkville

- Projects:
 - Make streetscape improvements in 6 locations
 - Implement roadway improvements in 3 locations
 - Make improvements at Pope Park West and Day Park
 - Create the Bartholomew Business Park
 - Implement Gateway projects at 3 locations
 - Create an Historic District
 - Expand the Library
 - Implement transportation improvements including two Hartford-New Britain Busway stations
 - Construct Transit Oriented Development
 - Implement the Parkville Municipal Development Plan



West End

- Projects:
 - Complete Farmington Avenue streetscape to Prospect Street
 - Create design guidelines for West End Commercial Districts
 - Create a new Neighborhood Business Zone
 - Beautify neighborhood gateways
 - Develop a parking strategy in conjunction with a new Farmington Avenue design district
 - Create a Residential Overlay district to limit upward conversions
 - Adopt a transition overlay adjacent to commercial areas
 - Improve Elizabeth Park and recreation fields
 - Redevelop/develop new recreation site
 - Protect sensitive areas of the Park River corridor
 - Develop a dog park
 - Prohibit the conversion of large residences to institutional uses

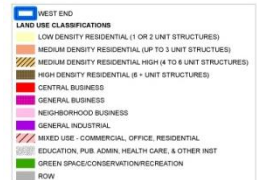


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PROPOSED FUTURE LAND USE 2020
WEST END AREA

0 200 400 800 1200 1600 Feet



Next Steps

- Listening Sessions
 - February 11 & 16
- Revision to the Draft
- Advisory Review by City Council & CRCOG
- Formal Public Hearings by the Planning & Zoning Commission
- Final Revisions
- Adoption by the Planning & Zoning Commission - May 2010



Thank You

www.hartford.gov/oneplan